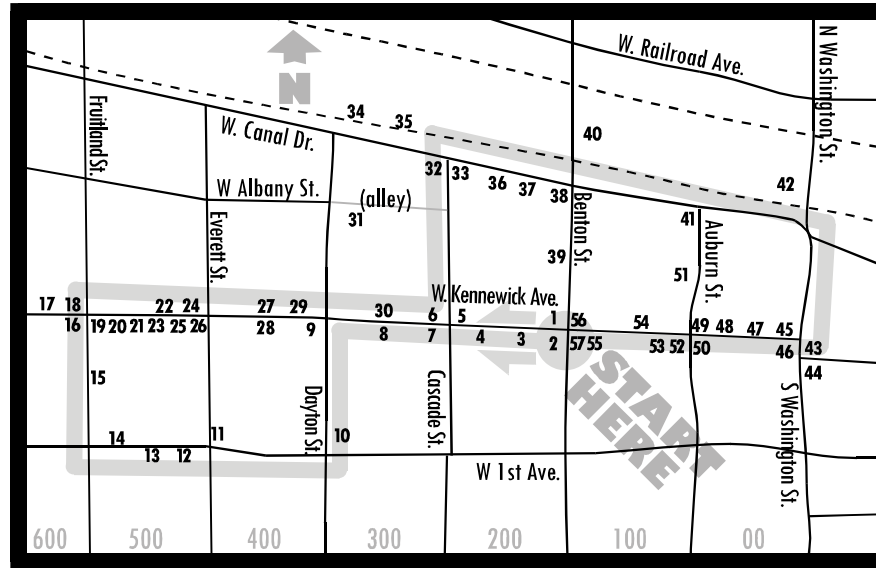


- 1. Centennial Flag Plaza (1989).** Our tour begins here. This plaza was created to honor Washington State's Centennial in 1989.
- 2. Neuman's Market Building (1929 - 201 W. Kennewick Ave.).** In fall of 1999, the owner of this building restored the original brick facade.
- 3. The Cox Building (1929 - 203 W. Kennewick Ave.).** After its original occupant, this building later housed King's and then Visger's drug store. The Cox building had Kennewick's first neon sign. The building next door, #205, built about 1920, is in the process of a facade restoration.
- 4. The Hover Block (1906 - 205-223 W. Kennewick Ave.).** This building was named after the pioneer land developer, H.A. Hover. For most of its life, 207 Kennewick Ave., has housed a pool hall or tavern. A drug store with the finest soda fountain in the area existed on the corner (223 Kennewick Ave.) until 1988. The first drug store was Tulles, then Vibber-Gifford (managed by ex-steamboat pilot Harry Vibber and Kit Gifford, Sr.). Later on, the drugstore was abbreviated to Vibber's and finally it became Lyle's. Kennewick's first theatre, the Princess Theatre was at 217 Kennewick Ave., which later housed the *Kennewick Courier-Reporter*, Kennewick's weekly newspaper until 1947. 219 Kennewick Ave. housed the Kennewick Post Office until 1949.
- 5. McPhee's Drug Store (c1907 - 224 W. Kennewick Ave.).** Originally a drug store, in the 1920's it was the City Hall and Library, and in the 1930's, it was AA Anderson's Chevrolet Garage.
- 6. King Block (c1907 - 300 W. Kennewick Ave.).** This building housed the W.G. King and Son Department store followed by Mueller's Undertaking, and the *Kennewick Reporter* newspaper.
- 7. Bateman Building (1949 - 303-311 W. Kennewick Ave.).** This building was described by its designer, Robert H. Godd, as "purely functional." It employed the use of Roman brick and had an extensive fire hose system. The **Hotel Kennewick (1906)** stood on this site until it burned down in 1948. The hotel was run by Mrs. Caroline Klitten, known for her dour persona.
- 8. Walla Walla Gas and Oil Building (1919 - 313 W. Kennewick Ave.).** This was originally built to house the offices of a company that was searching for oil on Rattlesnake Mountain. Later on, this became the office of Dr. Spaulding.
- 9. First Methodist Episcopal Church (1922 - 2 South Dayton St.).** This church was constructed to replace a wooden church at the same site (built in 1904).
- 10. Mueller's Funeral Home (c1920 - 314 W. First St.).** The back of this building dates to the 1920's.
- 11. S. Henderson House (c1908 - 422 First Ave.).** This house was designed by architect F.A. Swingle for Scott Henderson, editor of the *Kennewick Reporter*.
- 12. C. Powell House (c1930 - 503 First Ave.).** This house was built for Charles Powell, a prominent attorney and later a

- Federal District Judge.
- 13. J. Siegfried House (1923 - 507 W. First Ave.).** This house was built in 1923 for Virginia and Joseph Siegfried by Arthur McReynolds. The house is made of Granger tile, one of the few such homes in Kennewick.
 - 14. Dr. C. D. Hopper House (c1923 - 522 W. First Ave.).** This house was built on a lot purchased from W. R. Amon and was constructed in the "Germanic cottage" style.
 - 15. John Dower Lumber Co. House (1908 - 15 S. Fruitland St.).** This building was moved in the 1950's to this location by the John Dower Lumber Company and is currently a house. Original location was Benton St. and Railroad Ave.
 - 16. W. R. Amon House (c1910 - demolished).** There was a wonderful craftsman/colonial style house on this lot before it was torn down.
 - 17. A. V. McReynolds Tenant House (1909 - 610 W. Kennewick Ave.).** This home was built by Arthur V. McReynolds who had his home next door (since demolished). The current owners of this home have done extensive restorations and repairs, including a foundation and sill plate replacement.
 - 18. A.V. McReynolds House (c1908 - demolished).** A.V. McReynolds was known for being an excellent builder. He also built the A.V. McReynolds Tenant House which still stands today, next door. This was a nursing home before finally being torn down.
 - 19. C. A. Lundy House (1908 - 529 W. Kennewick Ave.).** Previously home to the Coyote Club, a prominent group of Kennewick bachelors, this house has been restored by its owners and features "theme" rooms.
 - 20. J. Crowell House (c1907 - 523 W. Kennewick Ave.).** James Crowell was an associate of C.A. Lundy (whose home this was next to). Mr. Crowell's wife was also Mr. Lundy's daughter.
 - 21. E. Sheppard House (1908 - 515 W. Kennewick Ave.).** Edward Sheppard was a druggist and Mayor for the City of Kennewick. Later, Captain BB Smith, commander of the Pasco Naval Air Station, who was also Mayor of Kennewick, lived here.
 - 22. M. Church House (1906 - 510 W. Kennewick Ave.).** M.H. Church, owner of Church Grape Juice Company, had this house built. As originally built, it had arches and stuccoed walls of an Italian or Spanish influence (this has since been covered over).



- 23. Brogunier House (c1920 - 509 Kennewick Ave.).** This is only one of the few homes built in the area with Granger tiles (another is the Siegfried House). Thomas Brogunier was a local dentist.
- 24. L. E. Johnson House (1906 - 504 W. Kennewick Ave.).** L.E. Johnson worked with the Amons in the banking business and started an insurance company. Johnson was also a Mayor of Kennewick. Later on, the Johnsons moved to the Brogunier House.
- 25. WC Muldrow House (1910 - 505 W. Kennewick Ave.).** W.C. Muldrow was the Manager of the Kennewick Irrigation District. During WWII this house was converted to a duplex. In 1989, the house was restored to its former layout.
- 26. Dr. Crosby House (second residence - 1910 - 503 W. Kennewick Ave.).** This was Dr. Crosby's second home in the area (the first one is at 108 E. Kennewick Ave.). When originally built, it had a distinctive tower.
- 27. J.E. Tull House (1906 - 418 W Kennewick Ave.).** This house has served as home for two of Kennewick's most prominent families — the Dr. L.G. Spaulding family (who rented it from J.E. Tull) and the W.R. Gravenslund family. The current owner, who purchased the home in 1986, is busy restoring it.
- 28. Guy Haydon House (c1915 - 421 W. Kennewick Ave.).** This home was designed by architect F.A. Swingle. Later, this was the home of A.T. Belair, the bakery store owner.
- 29. Capt. H. Vibber House (1915 - 410 W. Kennewick Ave.).** Captain H. Vibber operated a drugstore down the street from this home.
- 30. Benton Theatre (1948 - 310 W. Kennewick Ave.).**
- 31. Spike Ferrell's Livery Stable (c1910)**
- 32. Charles H. Collins Co. (c 1910 - 107 N. Cascade St.).** The northeast corner of the *Tri-City Herald* building was originally a store selling feed, seed, fruit and produce. The *Herald* grew around the original structure.
- 33. Twin City Creamery (c1930 - 110 Cascade St.).** This was the Twin City Creamery Building from the 1920's to the 1960s.
- 34. Big Y building (1922 - Railroad Ave.).** The was the home of the Yakima Fruit Growers Association run by H.W. Desgranges. The original name of the company is still barely visible.
- 35. Northern Pacific Depot (c. 1920 - demolished).** This building used to stand where the current Burlington Northern depot (built in the 1950s) is today.
- 36. Farmers Exchange (c1912 - 215 Canal Dr.).** Originally built as a fruit warehouse, this building has housed the Farmers Exchange since 1939. The Exchange was originally started by Alfred Amon and Carl Williams and has been run by the Silliman family for most of its existence.
- 37. Richmond Implement Company building (c1920 - Canal Dr.).**
- 38. Campbell's Cannery (c1935 - 201 Canal Dr.).** This building was built on the site of Antler's Hotel after it had been demolished. People brought their goods here to be canned.
- 39. E. C. Smith's Ford Garage (c. 1950)**
- 40. St. Paul and Tacoma Lumber Yard (pre-WWII).** Later, this was the John Dower Lumber Yard.
- 41. Stag Building (1906 - 27 N. Auburn St.).** Run by N.R. Sylvester and Harry Roseman, this brick building was built to replace the original wood building at the same location. This was a popular place when the railroad was in its heyday.
- 42. Union Pacific Depot / Tum-a-Lum Lumber / Pacific Power & Light Steam Plant (pre-WWII).** These structures stood near each other in this general area.
- 43. Reed Block (1906 - 2 N. Washington St.).** H. M. Ashbaugh and Co., a dry goods reseller, operated out of this building before moving to the C. E. Williams building in 1910. The First International Bank of Kennewick was in the lower North corner of this building. Later this part of the building was the home of American Security Bank and Western Auto.
- 44. Beach Block (1906 - demolished).** Looking very similar to the Reed Block, this building was torn down in the 60s or 70s.
- 45. Emigh-Howe building (c1910 - 6 W. Kennewick Ave.).** This is now is the home of Washington Hardware. The original building had a very detailed roofline.
- 46. Brown Building (1909 - demolished).** This building survived until the early 1970s when it was condemned for parking space. In 1910, the Brown Building was occupied by Hotel Koontz, Lynch's Department Store and the Library. Later on, the Commercial Hotel, and the Golden Rule was located here.

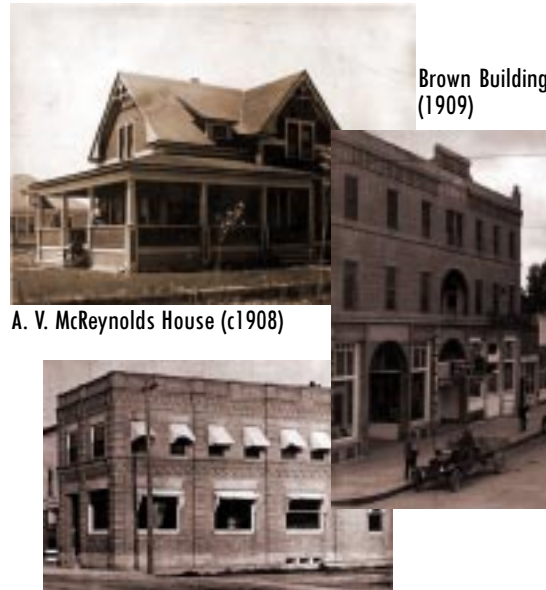
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47. **JC Penny's Building (1949 - 12 W. Kennewick Ave.).** Currently housing Helig-Meyers Furniture, this was the second home of J.C. Penny's (the first was in the CE Williams Building).
48. **Columbia Pharmacy Building (1904 - 16 W. Kennewick Ave.).** This is the oldest extant building on Kennewick Ave. The original, highly ornate tin facade was removed when the current facade was put on (sometime in the 1950s). The upstairs of this building has been unused for over 40 years and offers an excellent opportunity for restoration.
49. **Kennewick Hardware & Furniture Building (1908 - demolished).** In 1908, next to the Columbia Pharmacy, three brothers, Henry, Phil, and Alex, opened the Kennewick Hardware and Furniture store, also known as Bier Brothers Hardware.
50. **First National Bank (1908 - demolished).** This was a fine architectural example of a bank before it was torn down to make room for parking.
51. **Pratt's and Grave's Garages (1950s).**
52. **The Murphy Building (1920 - 101 W. Kennewick Ave.).** Originally this housed Liberty Theatre, which later became the Roxy Theatre. The Haas and later, Belair's Bakery stood behind this building.
53. **Bestes Tire Store (c1915 - 105 W. Kennewick Ave.).** This was Kennewick's first gas station. This building originally had a swastika-like symbol on the top. This kind of symbol was often found in Native-American and folk art before the Nazis appropriated it for their own use.
54. **Kennewick Transfer Building (c1910 - 112 W. Kennewick Ave.).** Although it's hard to tell now, under the shingle roofed facade lies an elegant brick building similar to its contemporaneous neighbor, Smitty's TV.
55. **Red & White Grocery Building (1937 - 117 W. Kennewick Ave.).** Touted as Kennewick's first "modernistic structure" when built, the front was originally tiled in carrara glass.
56. **Kennewick Auto Company (c1920 - demolished).** An elegant brick building stood here until c. 1962 when it was demolished to build the current structure. The current building is home to the Downtown Kennewick and Columbia Drive Association.
57. **C. E. Williams Building (1909 - 127 W. Kennewick Ave.).** Originally built to house Ashbaugh's dry goods store, this was the site of the first Kennewick J. C. Penny's store in 1926. Kennewick Valley Telephone also used the building from 1915 to 1941.

Please visit the East Benton County Historic Society web site at <http://www.owt.com/ebchs> for more information on these and other historical buildings.

Guide research and design by Jeremy Wells, July 2000. Based on the original "Walk Historic Kennewick" guide written by Tom Moak. Photographs and research material from the East Benton County Historical Society archive.

R. I. P.



A. V. McReynolds House (c1908)

First National Bank (1908)

These are historically significant buildings in the downtown Kennewick area that have been torn down. Don't let this happen in your community. Get involved in your local historic preservation organizations!

Organizations devoted to revitalizing and preserving downtown Kennewick:

City of Kennewick Historic Preservation Commission, Department of Community and Economic Development, PO Box 6108, Kennewick, WA, 99336. (509) 585-4386.

Downtown Kennewick and Columbia Drive Association, PO Box 6552, Kennewick, WA 99336. (509) 582-7221.

East Benton County Historical Society, 205 Keewaydin Drive, Kennewick, WA 99336. (509) 582-7704

A walking tour of historic downtown Kennewick, Washington (est. 1904)



WALK HISTORIC KENNEWICK

City of Kennewick History

Kennewick was originally platted in 1883 by C. J. Beach. However, settlements in the area of Kennewick began as early as 1863. Major growth did not start until ample irrigation water was brought in by the Benton Land and Water Company in 1892. Completion of the Northern Pacific Railroad a decade earlier, in 1883, and a bridge across the Columbia River in 1888, helped bring farmers to the area and ship their agricultural products to market.

The city was incorporated in 1904 and named after the Native American word, "ken-i-wak," or "winter heaven," which was used to describe the area's particularly mild winters. Most of the early growth of the city occurred from 1904 to about 1920, when falling agricultural prices put a damper on growth. It was not until the U.S. Government formed the Hanford project



Columbia Pharmacy (1904), now and then: a good example of the 1950s-60s modernization schemes in downtown Kennewick.

north of Richland in 1943 that growth dramatically picked up, bringing a city of only 2000 people to 10 times that number in only a few short decades.

Unfortunately, many original pre-WWII downtown buildings were "modernized" or demolished because they were deemed unfashionable in an "atomic age" city. Compared to the downtowns of other outlying towns of similar size, the Tri-Cities, in general, have few original standing structures. To help remedy this situation and to bring economic growth to the downtown area, the City of Kennewick is currently undertaking a revitalization project, starting with the restoration of building facades and the removal of a 1970s streetscape with elements more appropriate for a town that has stood for nearly a century.

Current street names were adopted in 1925. This is a list of current street names with the historic version in parenthesis: First Avenue (Third Street), Kennewick Avenue (Second Street), Canal Drive (Front Street), Fruitland St. (Seventh Street), Everett Street (McKinley Street), Dayton St. (State St.), Cascade Street (Pacifc Street), Benton Street (Tacoma Street), Auburn (Yakima Street).